

*Strategic Plan for Preserving Iowa's Buildings and Monuments*

***Major Maintenance Definitions***

**Major Maintenance Definitions  
Overview**

Major Maintenance refers to renovation and repair of building components and systems, as defined in this section.

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**List of Major Maintenance  
Definitions Topics**

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**[FY2004 Appropriations Language](#)**

The [FY2004](#) appropriation language for Major Maintenance [funding from the tax-exempt bond proceeds restricted capital funds account of the tobacco settlement trust fund](#) reads as follows:

**[1. DEPARTMENT OF GENERAL SERVICES](#)**

**[a.](#)** *For major renovation and major repair needs including health, life, and fire safety needs, and for compliance with the federal Americans With Disabilities Act, for state-owned buildings and facilities:*

.....[\\$11,500,000.](#)

[\(1\) Of the amount appropriated in this paragraph "a", up to \\$375,000 may be used for costs associated with project management service in the division of](#)

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design and construction of the department, notwithstanding section 12E.12, subsection 1, paragraph "b", subparagraph (1).

(2) Of the amount appropriated in this paragraph "a", \$200,000 may be used for costs associated with the vertical infrastructure program, notwithstanding section 12E.12, subsection 1, paragraph "b", subparagraph (1).

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**Restrictions Placed on the Funds**

Section 12E.12, subsection 1, paragraph "b", subparagraph (1) of the Code of Iowa reads as follows:

"(1) The tax-exempt bond proceeds restricted capital funds account. The net proceeds of tax-exempt bonds issued to provide funds for capital projects, certain debt service, and attorney fees related to the master settlement agreement which the state treasurer is authorized and directed to deposit on behalf of the state shall be deposited in the account and shall be used to fund capital projects, certain debt service, and the payment of attorney fees related to the master settlement agreement. With respect to capital projects, it is the intent of the general assembly to fund capital projects that qualify as vertical infrastructure projects as defined in section 8.57, subsection 5, paragraph "c", to the extent practicable in any fiscal year and without limiting other qualifying capital expenditures considered and approved by a constitutional majority of each house of the general assembly and the governor." Note: The source of funds referenced in this subparagraph is the tobacco settlement trust fund.

Section 8.57, subsection 5, paragraph "c" of the Code of Iowa reads as follows:

"c. Moneys in the fund in a fiscal year shall be used as directed by the general assembly for public vertical infrastructure projects. For the purposes of this subsection, "vertical infrastructure" includes only

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land acquisition and construction, major renovation and major repair of buildings, all appurtenant structures, utilities, site development, and recreational trails. "Vertical infrastructure" does not include routine, recurring maintenance or operational expenses or leasing of a building, appurtenant structure, or utility without a lease-purchase agreement. However, appropriations may be made for the fiscal years beginning July 1, 1997, and July 1, 1998, for the purpose of funding the completion of Part III of the Iowa communications network." Note: The "fund" referenced in this paragraph is the Rebuild Iowa Infrastructure Fund.

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**Major Maintenance Definition**

The Iowa Vertical Infrastructure Advisory Committee has developed the following definition for Major Maintenance:

*Expenditures made beyond the regular, normal upkeep of physical properties (i.e. Land, Buildings, and Equipment) for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards. Tangible personal property as defined in the section "Routine Maintenance Definitions" shall not be eligible for major maintenance funds.*

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**Vertical Infrastructure Committee  
Priorities**

The Vertical Infrastructure Committee has established broad priorities for accomplishing vertical infrastructure work across the state. These priorities will serve as the basis for evaluating and ranking project requests, including Major Maintenance Project requests. In order, the priorities are as follows:

- 1) Threats to health, life and fire safety shall be funded first, provided they are necessary to preserve the lives, health and safety of citizens, residents, state workers and visitors to state facilities.
  - 2) Projects already funded **and** underway shall be funded next if interruption of the work would result in
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an incomplete project or is otherwise fiscally imprudent. In the future, multi-year project requests should be evaluated carefully in terms of their impact on other possibly more critical funding requests.

- 3) Non-emergency repairs shall be funded next. These are generally deferred maintenance projects, including those projects generally referred to as major maintenance projects, which do not pose an immediate life safety threat to the users but which are resulting in exponential damage to the structure.
  - 4) Renovation work shall be funded next provided the renovation work is not for purely aesthetic or functional reasons. Repairs to alleviate life safety issues or exponential damage shall be an integral part of the renovation work.
  - 5) New construction shall be considered next if replacement of an existing facility is more cost effective than repairs to alleviate life, health and safety issues or exponential damage.
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**Examples of Major Maintenance**

Examples of Major Maintenance projects include:

- Repair or replacement of components such as
    - Roofs
    - Boilers
    - Windows
    - Generators or
    - Utility distribution systems
  - Additions or changes to safety systems such as
    - Fire alarms
    - Fire sprinklers
    - Fire exits or
    - Security systems
  - Necessary changes to facilities to meet regulatory requirements of the
    - Americans with Disabilities Act (ADA)
    - Occupational Safety and Health Administration (OSHA)
    - Environmental Protection Agency (EPA)
    - Iowa State Building Code or
    - Other applicable codes.
  - Recommended changes to facilities to meet the
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- standards developed by organizations such as the
    - American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)
    - Joint Commission on Accreditation of Healthcare Organizations (JCAHO).
  - Design and project management services necessary for any of the above projects
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**Projects Not Considered Major Maintenance**

Projects that **will not** be considered for Major Maintenance funding include:

- Capital projects (see Capital Projects in this section)
  - Emergency projects eligible for other funding sources
  - Routine Maintenance
  - New Construction
  - Adaptive Reuse
  - For [FY2004](#), projects in which the State share exceeds [\\$3.34](#) million (this represents 20% of the total appropriation).
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**Capital Projects**

Capital projects are generally those projects

- With a cumulative cost equaling or exceeding \$250,000 **and**
- Requiring specific review and recommendations from the Governor, as defined in 8.3A of the *Code of Iowa*.

Note: Major Maintenance projects **may** exceed \$250,000.

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**Capital Project Examples**

Examples of Capital Projects include:

- New construction
  - Adaptive reuse of existing building
  - Major repair or replacement of multiple building components.
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**Emergency Repair Definition**

The Department of General Services will use the following definition of emergency repair for purposes of project prioritization, funding and staffing:

*An unexpected situation or sudden occurrence of a serious and urgent nature that demands immediate action either to prevent closure of a facility or a program activity within the facility; or to prevent further damage to a facility structure, building component or site system; or to prevent injury.*

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**Examples of Emergency Repairs**

Examples of emergency repairs include:

- Damage resulting from a storm, flood or fire, and in particular, damage requiring immediate attention to prevent further damage (loss of a roof) or to restore the use of a facility (loss of power, water or heat).
  - Repeated failure over a short period of time of a building component or site system requiring stop-gap measures to allow for continued use.
  - Determination by Agency or Institution staff or an independent authority of imminent failure of a building component or site system.
  - Determination by Agency or Institution staff or an outside authority of conditions creating a threat to life and safety of people utilizing a facility or portion of a facility.
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